

**CITY OF SOUTH PORTLAND**

**Name of Body:** Planning Board  
**Tentative Agenda for Meeting of:** March 28, 2017  
**Meeting Begins:** 7:00 p.m.  
**Meeting Location:** Council Chambers, City Hall  
**Amended Agenda Issued:**

**AGENDA**

**Pledge of Allegiance**

1. **Approval of the February 28, 2017 Planning Board minutes.**
2. **Consent Calendar**
  - A. **Performance Guarantee Release – Ridgeland Gardens – 101 Ridgeland Ave. – -**
  - B. **Third Amended Minor Subdivision and Site Plan – Subdivision Amendment to 363 Maine Mall Road Commercial Condominium and the Development of Tru By Hilton Hotel – 363 Maine Mall Road – VanEastland, LLC, Van Parcel LLC, VanSleep, LLC- FINDINGS**

**Public Hearings**

3. **Zoning Text Amendment – Amendment to Chapter 27 Zoning Ordinance for the Creation of Solar Energy Systems Ordinance – City of South Portland**  
**PUBLIC HEARING**

The City of South Portland Planning Staff is requesting the Planning Board consider proposed amendments to correct an inconsistency in the recently adopted solar ordinance relative to the height limit for solar systems.

Per Ordinance Section 27-115(g), the Planning Board will, after the close of the public hearing, make a recommendation to the City Council regarding the proposed amendments

4. **Special Exception Request – Warehouse Storage Use – 1 Madison Street – PODS Enterprises, LLC**  
**PUBLIC HEARING**

PODS Enterprises, LLC is requesting a special exception approval to lease a portion of a building owned by HHHI, LLC to store rental "pods" within an existing building located at 1 Madison Street. The property owner, HHHI, LLC, owns and operates the building by leasing office space within the building. Per Section 27-923 (b), the applicant's proposal is to use approximately 31,630 SF of the existing building for warehouse and distribution space for the rental PODS. The PODS are stored in the building before their final delivery. The empty PODS will be stored on a half acre paved area of the property. The property owner is not proposing any outside site disturbance and only interior building fit-up is necessary. The property is further identified as Assessor's Map 6, Lot 206, located within the Shipyard (S) District. FINDINGS

**5. Amended Site Plan Request – Drive-thru Modifications – 419 Gorham Road – McDonald’s Corporation**

**PUBLIC HEARING**

McDonald’s Corporation is requesting an amended site plan approval to modify the drive-thru service lane of their McDonald’s restaurant located at 419 Gorham Road. The applicant’s proposal is to remove the existing drive-thru service lane, menu board, speaker, and other structures to construct a new side-by-side drive-thru layout. Additional work includes reconstructing accessible features, expanding the building’s storage area, and updating the building architecture. The property is further identified as Assessor’s Map 68, Lot 3, located within the Central and Regional Commercial (CCR).

**6. Site Plan – Highland Avenue Storage Building – 1325 & 1345 Highland Avenue – Julie Barber**

**PUBLIC HEARING**

Ms. Julie Barber is requesting a site plan approval to construct a storage building on her property located at 1325 and 1345 Highland Ave. The applicant is proposing to construct a 3,000 SF building to store her recreational vehicles. The majority of the building will be unheated with approximately 800 SF of heated space for a private workshop including a bathroom. The location of the storage building is permitted in the INR zoning district and passage through the A-1 zoning district is permitted to access uses in the INR. The proposed building will have three overhead doors and will be a single story with 14-foot high walls and an overall height of 20’ 8” at the peak of the roof. The properties are further identified as Assessor’s Map 59, Lot 6 & 6C, located within the Conditional Residential Use A-1 District and Non-Residential Industrial (INR) District. FINDINGS

**7. Zoning Text Amendments and Zoning Map Change – Suburban Commercial District (CS) Zoning Text Ammendments – City of South Portland**

**PUBLIC HEARING**

The City of South Portland Planning Staff is requesting the Planning Board to consider proposed amendments to the Zoning Ordinance regarding text amendments to the Suburban Commercial (CS) District and zoning map changes to the lots in the area of the Sable Oaks Golf Facility and two parcels located at 300 and 450 Clark’s Pond Parkway.

Per Ordinance Section 27-115(g), the Planning Board will, after the close of the public hearing, make a recommendation to the City Council regarding the proposed amendments

**8. Zoning Text Amendments – Inclusionary Zoning Ordinance and a Housing Trust Fund – City of South Portland**

**PUBLIC HEARING**

The City of South Portland Planning Staff is requesting the Planning Board to consider proposed amendments to the Zoning Ordinance regarding text amendments for an Inclusionary Zoning ordinance and a Housing Trust Fund.

Per Ordinance Section 27-115(g), the Planning Board will, after the close of the public hearing, make a recommendation to the City Council regarding the proposed amendments

- 9. **Public Comment on Items Not on the Agenda**
- 10. **Comments from the Planning Board and Director of Planning & Development**
- 11. **Adjournment**

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**Please Note:** No new agenda items will be begun after 11:00 p.m. If during the course of a Planning Board meeting it becomes apparent that the Board will not reach certain agenda items, the Board may, prior to its 11:00 p.m. cut-off, offer to the proponents of such items the opportunity to have their items tabled immediately to the beginning of the next regularly scheduled meeting. Agenda items remaining after the 11:00 p.m. cut-off time will automatically be tabled to the next regularly scheduled meeting.